

A NEW IDEA HOMES FOR THE HOMELESS

South Bend needs homes—thousands of them, not expensive, luxurious houses, but medium priced, well built homes—real homes, that people of moderate income can afford to purchase on the installment plan, and sold at a price that a wage-earner can afford to pay, and on monthly payments amounting to the same, if not less, than rent.

The reason that most people do not own their own homes, is that they are not able to make the heavy down payment usually required.

THE SECURITIES INVESTMENT CORPORATION, which has been organized and licensed under the laws of the State of Indiana, for the purpose of building homes of this type in South Bend and Mishawaka, has a plan whereby this difficulty may be overcome.

This Corporation, with assets of \$280,000, consisting almost entirely of improved and unimproved Real Estate in South Bend and Mishawaka, is now offering to the people of these Twin Cities \$125,000 of non-participating, cumulative, preferred shares, at par, and bearing 8% interest, payable semi-annually, thirty-first of January and July of each year.

The Securities Investment Corporation agrees to mature its preferred stock in Series of \$10,000 each, annually, beginning January 1, 1925. For example: Series "A" matures 1925; Series "B" in 1926, and so on. Subject to prior sale you may select your own maturity date.

Non-Taxable Under the Laws of Indiana

As this stock is issued by an Indiana Corporation, the preferred stock of the Securities Investment Corporation is non-taxable within the State of Indiana. In view of the current tax rate it is apparent that this investment is the equivalent of almost eleven (11) percent per annum return on a mortgage, land contract or other taxable security. In other words it possesses about a four percent advantage over a seven percent real estate, mortgage or land contract.

These Facts Will Appeal to the Investor

8% AND SAFETY

The first consideration in investments is the Safety of the principal. Hope of extraordinary returns or earnings should never prompt the jeopardizing of the invested capital. This issue of preferred stock combines safety with an assured satisfactory earning. As of August 1st, 1921, this company owned improved and unimproved real estate (unsold) of the value of \$175,500; Contracts of sale in the sum of \$96,375, with buildings under construction and miscellaneous items aggregating in excess of \$8,500; a total of over \$282,000. Liabilities in the nature of underlying mortgages and land purchase contracts were in the amount of only \$61,545. All real estate owned by the corporation is well located in South Bend and Mishawaka. Reserve requirements to meet dividend and retirement payments are conservatively drawn to protect the investor.

AN ESTABLISHED BUSINESS

In investing in this preferred stock you are not speculating upon the possibility of establishing a future profitable business. The home building and real estate business of the Securities Investment Corporation during the years 1920 and 1921 show a net earning several times the dividend requirement of the entire issue of the preferred stock offered for sale. With the additional capital accruing from the sale of this issue, the earnings of the company will be correspondingly increased.

To the Man Who Wants A Home

If you can save a few dollars each month you can soon own your own home. We offer a limited amount of our 8% accumulative preferred stock on the monthly installment plan upon terms within the reach of all. Your subscription payments draw interest, and upon receipt of your certificate you are entitled to the regular 8% annual dividends. As a special inducement to those who seriously want to possess and occupy a home of their own, the company agrees to accept its preferred stock at a premium of 25% (not to exceed \$500 par value in any one transaction) as part payment upon any home which the corporation may have for sale in any of its six splendid subdivisions, or upon any home which the corporation may build for you upon any lot which you own or may select. Upon your election to surrender your shares as a partial payment upon a home you will be entitled to the following credits applicable to first payment toward the purchase price of your home:

- 1 share costing \$100 will be accepted as \$125 as 1st payment on a home
- 2 shares costing \$200 will be accepted as \$250 as 1st payment on a home
- 3 shares costing \$300 will be accepted as \$375 as 1st payment on a home
- 4 shares costing \$400 will be accepted as \$500 as 1st payment on a home
- 5 shares costing \$500 will be accepted as \$625 as 1st payment on a home

Should you elect to permit your interest upon subscriptions and dividends upon your stock to accumulate, the above total credits will be increased in the amount of such accruals.

KEEP YOUR MONEY AT HOME

Your money invested with Securities Investment Corporation REMAINS AT HOME, helps build up this community and aids in relieving the housing situation.

AN INVESTMENT NOT A SPECULATION

The security is unquestionable. Behind every dollar you invest there are two dollars of local real estate value, the best security on earth, and this security is not dependent on the future earnings of the Corporation.

The interest is 8%. Why take less?

This issue is sold either for cash, with 8% interest from date, or on an installment of \$10.00 as first payment, and \$10.00 per month thereafter on each share, and bearing 6% on each monthly payment, until fully paid, and 8% thereafter until maturity.

THE SECURITIES INVESTMENT CORPORATION

Executive Offices

522 Farmers Trust Building

W. A. McInerny, President
J. W. McInerny, Sec'y-Treas.
Meyers-Long & Hutton, Sales Agents
J. P. Gruse, Manager
Phone: Main 754

(Indiana Securities Commission Certificate No. 288)

South Bend, Ind.

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